

**TOWN OF GRANBY  
ZONING BOARD OF APPEALS  
MINUTES  
April 15, 2014**

Present: Wayne Chapple, Robert Lindeyer, Christopher Roughton, Judy Goff, and Suzanne Yucha

Chairman Chapple convened the meeting at 7:30 p.m. and Acting Secretary Robert Lindeyer read the Legal Notice. The Legal Notice was published on April 4, 2014 and April 11, 2014 in the Connecticut Section of the *Hartford Courant*.

**REGULAR MINUTES**

**ON A MOTION** by R. Lindeyer, seconded by C. Roughton, the Board voted 4-0-1 to approve the minutes of the regular meeting of February 18, 2014 as presented. J. Goff abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

**PUBLIC HEARING**

The hearing on the appeal by John Bellot seeking a variance to side yard requirements of Section 5.0 of the Zoning Regulations to allow construction of a home addition to property located at 17 Birch Road, opened at 7:33 p.m.

Barbara Bellott, daughter of the applicant John Bellott, appeared and explained the request for a variance. It was stated this property is a corner lot (with two front yards), the septic system is located at the back of the property, there is a dry well (leech field) on the other side of the driveway, and the well is located in the front yard. The position of the house, breezeway, and garage are noted on the map provided. After some discussion and comments made by Chris Jorgensen, 15 Pendleton Road the contractor; it was determined that the request for a variance be amended to a 6-foot variance instead of a 5-foot variance taking into consideration the overhang. The proposed addition will be for a bathroom and a closet off an existing bedroom.

Public comment: Tom Grant, 209 North Granby Road spoke on behalf of his parents, Edward and Eleanor Grant, 15 Birch Road, and stated they have no objection to the proposed addition.

This public hearing closed at 7:40 p.m.

**ON A MOTION** by R. Lindeyer, seconded by J. Goff, the Board voted unanimously (5-0-0) to grant an appeal for side yard requirements for John Bellott, as outlined in the subject file, for property located at 17 Birch Road as follows:

a side yard variance of 6-feet is approved to allow construction of an addition to the existing home, as proposed.

The hardships noted include the location of the septic system and well, the fact that the lot is a corner lot, and the present set up of the house doesn't provide any other feasible location.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Susan Christian  
Recording Secretary